



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – May 24, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday May 24, 2012, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6005 OR TDD 886-6011.

The following items before the Board will be considered:

I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 182-125 (5/24/12): Hudson Library Street Assoc., LLC., 253 Main Street, Nashua, requests the following for property located at 39 Library Street:
 - a. (Deferred from 2/23/12) An Appeal from an Administrative Decision issued by the Zoning Administrator dated January 4, 2012, which stated that the property located at 39 Library Street is in violation of the Hudson Zoning Ordinance; the property is a commercial property being used as residential without the appropriate approvals. [Map 182, Lot 125, Zoned TR, HZO Article III, Section 334-16, Building permits, Section 334-16 C, Conditions of issuance, and Section 334-16.1, Site plan approval.]
 - b. A Variance to allow the change of use from multi-tenant commercial to a multi-family residence. [Map 182, Lot 125, Zoned TR, HZO Article VIII, Section 334-28, Nonconforming Uses, Structures and Lots.]
2. Case 217-005 (5/24/12, Rehearing): Alan and Theresa Boissonneault Living Trust, PO Box 2431, 1016 Yates Road, Oak Harbor, WA, requests a Variance for property located at 13 Mark Street, to allow access to the proposed lot without the proper frontage; 120 feet required, 0.0 feet proposed. [Map 217, Lot 005, Zoned R-2, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
3. Case 177-014 (5/24/12): Timothy L. Wilber, 47 Kimball Hill Road, Hudson, requests the following:
 - a. An Equitable Waiver to allow the existing dwelling that was constructed in 1880 to remain within the front setbacks. [Map 177, Lot 014, Zoned G, HZO Article VIII, Section 334-28, Nonconforming Uses, Structures and Lots.]
 - b. A Variance to allow an above ground pool to be installed within the front-yard setbacks; 50-feet required, 17-feet proposed. [Map 177, Lot 014, Zoned G, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

II. REVIEW OF MINUTES

1. April 26, 2012

III. OTHER

1. Discussion of Any Town/State Activity Of Interest To The Board

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office